

Planning, Zoning, and Historic Preservation Commission
Meeting 07 October 2019

The Planning, Zoning, and Historic Preservation Commission consists of eleven members: Chairman Harry Rogers, Vice Chairman Abi Almandinger, Bill Barksdale, Jim Swatsenbarg, Levi Utter, and Mark Elliff. Non-Voting Members include Mayor Dan Rife, City Administrator Tom Short and Council Member Liaison Ed Barlow. Staff includes Public Works Director Zeb Carney. There is currently one vacancy on the board.

Commission Members Present: Harry Rogers, Abi Almandinger, Jim Swatsenbarg, Zeb Carney, Mark Elliff, Ed Barlow, and Bill Barksdale. (Ed Barlow had to leave to attend another meeting.)

Also, present Julie Tilley, Alex Boyer, Jackie Boyer, Ron Peterson, Barrie Towler, Lou Towler, Della Cobb, Jo Silence, Marshall Silence, Roy Hite (?), Denale Blake, Lonnie Blake, Clarissa Sanders, Laura Schwab, and Ron Stiles.

A quorum was present.

Chairman Harry Rogers called the meeting to order at 5:30 p.m.

First order of business involved the minutes of the September 2019 meeting. Minutes were available for review in the packet prior to the meeting. A motion to approve the minutes as written was made by Jim Swatsenbarg and was seconded by Mark Elliff. On a voice vote, the motion passed.

Second Order of Business was a request for a Certificate of Appropriateness requested by Ronald & Crystal Stiles for a duplex to be located at 11th & Grand in Carthage Missouri.

Ron Stiles presented a drawing to the Commission of the proposed duplex and explained the location of an entrance on 11th street as well as an entrance off the alley.

Several audience members spoke concerning the request.

Lou Towler (1108 S. Main) presented a petition with 39 signatures against the construction of the duplex. They gave concerns over a narrow alley, limited parking area, and intrusion on their backyard privacy.

Marshall Silence (1120 S. Main) stated that he felt the duplex was not historic, was a rental property in a residential district, was unnecessary as there are no housing shortages and the alley is too narrow.

Ron Peterson (1131 Grand) stated he had strong opposition to the project as the alley is too narrow, and the door to one of the duplexes will face the alley. He stated that he felt the tenants would be of a lower rental rate, which will increase thefts in the area and drive down property values.

The Commission asked Ron Stiles about parking and he advised that the driveway to the garage would be thirty feet wide.

Lonnie Blake (1119 S. Main) stated he was worried about what type of renters would be there after Stiles' parents passed away.

Della Cobb (1147 Grand) thinks it will be ugly. Stated the residence at 11th and Grand is looking trashy and she has no confidence that it will get better. She believes it will drive property values down.

Clarissa Sanders (1113 Grand) was worried about the utilities, including the sewer. Zeb Carney advised her that the property owner at 11th and Grand would have to relocate their sewer line and Stiles was aware of his responsibilities regarding the sewer.

Laura Schwab (1004 S Main) asked why we are building houses facing alleys. She is concerned about lower property values and the fact that after the Stiles pass away this would be rental property that could be problematic.

Denale Blake (1119 S. Main) asked where the building would be as far as the offset from the street. She mentioned having a building on her property that had to be fifty feet from the sidewalk. Mr. Carney inquired about that building and it was determined to be a portable building. He explained the differences in offsets.

Commission member Mark Elliff asked Zeb Carney if the building met all current requirements in which Carney advised that it did. He also asked about the petition. Zeb Carney advised that residences within 185 feet of the property were notified of the meeting. (A copy of the petition will be given to Julie Tilley to keep with the minutes.)

Commission member Jim Swatsenbarg inquired if the homeowner was aware of the sewer needing to be relocated. (This property owner would be Caleb Stiles and he is aware according to Mr. Carney.) The electrical will be underground.

Commission member Abi Almandinger makes a motion to deny Certificate of Appropriateness based on not having information about porch being permanent. Motion dies for lack of a second

Commission member Bill Barksdale makes a motion to return the request to Stiles for more information, specifically the porch issue and how it will be constructed and the type of building materials. Motion dies for lack of a second.

Commission member Jim Swatsenbarg makes a motion to table the request until the November 4 meeting so the offset issue with the porch can be addressed. Bill Barksdale gives the motion a second and it passes on a voice vote.

Future meetings will be held on the first Monday of the month at 5:30 p.m.

There were no further items on the agenda. Next Meeting date was set for November 4 at 5:30 p.m.

Jim Swatsenbarg made a motion to adjourn. Mark Elliff & Abi Almandinger seconded that motion. Motion passed and meeting adjourned.

Respectfully submitted,
Bill Barksdale